PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John M. & Loretta A. Lantaegal owner of the property atte in Baltimore County and which is described in the description and plat attached herete and made a part hereof, hereby petition for a Variance from Section 400.1 to permit a rear yard se back of 8" in lieu of the required 2.5 feet for an existing accessory structure (shed)

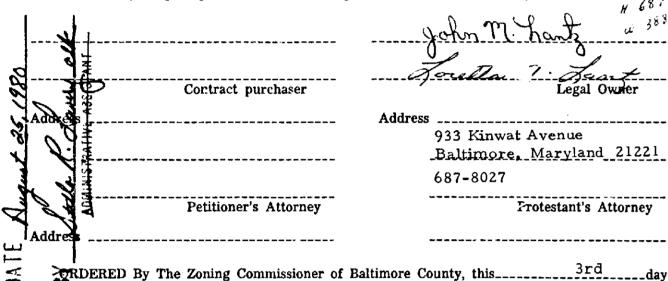
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate bardship or practical difficulty) A shed has been at this location since I purchased the property in 1958. The adjacent property, whose owner filed the zoning complaint, was not developed until 1975. The area adjacent to our shed is only a paved parking area. Relocating our 9' by 12' wood shed will cause a hardship for me because of the

1. Remove approximately 1/3 of the shingles, 2. Dismantle the shed, 3. Extend concrete pad by 2 feet, 4. Relocate shed, 5. Reassemble shed. 6. Replace shingles. Since I had open-heart surgery in April 1979, it will be necessary for me to hire a contractor to do the job.

If the shed was unsightly, I could understand the reason for filing the complaint. Our shed is no more unsightly than their 50 foot by 1 1/2 story house which is huilt 7' from our rear property line. The shed can only be seen from the parking area along the side of their house and not from any of their entrances.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Baltimore County.



of_____June_____, 198 80 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 14th day of August 19780, at 9:45 o'clock

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 1, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Industrial

Development

Nicholas B. Commodari

Mr. & Mrs. John M. Lantz 933 Kinwat Avenue Baltimore, Maryland 21221

RE: Item No. 238

Petitioner - John M. Lantz, et ux Variance Petition

Dear Mr. & Mrs. Lantz:

Deportment of Tra. ic Engineering The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or Realth Department problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with Project Planning the Zoning Commissioner with recommendations as to the suitability suilding Department Board of Education of the requested zoning. Zoning Administra

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC:hk

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

July 30, 1980

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E. DIRECTOR

Re: Item #238 (1979-1980) Property Owner: John M. & Loretta A. Lantz S/S Kinwat Ave., 128.56' W. of Tibsen Ave.

Acres: 60' x 87' 6" District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This property comprises Lot 21 of Plat No. 1, Marlyn Manor, recorded G.L.B. 17, Folio 91.

Baltimore County highway and utility improvements are not directly involved.

The indicated 7-foot easement contiguous to the rear property line of this lot is a Baltimore County utility easement (RW 51-130) recorded G.L.B. 2089, Folio 53.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 238 (1979-1980).

> ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: J. Wimbley, J. Somers

I-SW Key Sheet 3 NE 30 Pos. Sheet NE 1 H Topo 97 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT DIRECTOR

July 2, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #238, Zoning Advisory Committee Meeting, June 3, 1980, are as follows:

Property Owner: John M and Loretta A. Lantz Location: S/S Kinwat Avenue 128.56' W. of Tibsen Avenue Acres: 60 x 87' 6" District: 15th

This office has reviewed the subject petition and offers the following comment. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

John Lerlumbler John L. Wimbley Planner III Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

July 13, 1980

Mr. William R. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Mary? and 21204

Dear Mr. Hammond:

IJF/mw

Comments on Item #238, Zoning Advisory Committee Meeting of June 3, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

John M. & Loretta A. Lantz S/S Kinwat Ave. 128.56' W. of Tibsen Ave. Variance for rear setback of 8" instead of the required $2\frac{1}{2}$.

60 x 87'6" Acres: District: 15th

The existing shed will not pose any health hazards.

Very truly yours,

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY FIRE DEPARTMENT FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCKE

June 19, 1980

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: John M. Loretta A. Lantz

Location: S/S Kinwat Aveune 123.56' W. of Tibsen Avenue

Zoning Agenda: Heeting of June 3, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the

Department of Public Works.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 2. A second means of vehicle access is required for the site.

() 4. The Lite shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(...) 7. The Pire Prevention Bureau has no comments, at this time.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204 TED ZALESKEUR DIRECTOR

July 10, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #238 Zoning Advisory Committee Meeting. June 3, 1980

Property Owner: John M & Loretta A. Lantz
Location: S/S Kinwat Ave. 128.56 W of Tibsen Avenue
Existing Zoning: D.R. 5.5 Proposed Coming: Variance for rear setback of 8" instead of the required 221.

60 X 8716" District: 15th

The items checked below are applicable: 1. All structures shall conform to the Baltimore County Building Code 1978, the

State of Maryland Code for the Handicapped and Aged; and other applicable Codes E. A building _____permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6: 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a pre osed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments If the shed is metal (non-combustible) no comment, if it is of wood - Item "E" above is applicable.

NOTE: These comments reflect only on the information provided by the drawing submitted to the effice of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) & 111 West Chesapeake Ave., Towson.

di rrj

the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petition (s), the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August , 1980, that the herein Petition for Variance(s) to permit Ja rear yard setback of 8 inches in lieu of the required 2.5 feet for an existing Jaccessory structure (shed) should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

outy Zoning Compussioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 6, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: June 3, 1980

RE: Item No: 237, 238, 239, 240, 241, 242, 243 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours; Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

July 14, 1980

Mr. & Mrs. John M. Lantz 933 Kinwat Avenue Baltimore, Maryland 2122:

NOTICE OF HEARING

TIME: 9:45 A.M.

RE: Petition for Variance - S/S Kinwat Avenue, 128.56° W of Tibsen Avenue - Case No. 81-31-A

DATE: Thursday, August 14, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAGE AVENUE,

TOWSON, MARYLAND

RE: PETITION FOR VARIANCE S/S of Kinwat Ave., 128.56' W of Tibsen Ave., 15th District : BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

: Case No. 81-34-A JOHN M. LANTZ, et ux,

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioners

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Ster Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 24th day of July, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. John M. Lantz, 933 Kinwat Avenue, Baltimore, Maryland 2121, Petitioners.

SURVEYER'S DESCRIPTION

Beginning at a point on the South side of Kinwat Avenue 128.56 West of Tibsen Avenue and known and designated as lot #21, shown on Plat No. 1 of Marlyn Manor, 15th. District, Baltimore County which is recorded among the Plat records of Baltimore County in Plat book G.L.B. 17 Folio 91.

Also known as 933 Kinwat Avenue.

BACTIMORE COUNTY, MARQAND

INTER-OFFICE CORRESPONDENCE

July 22, 1980

Mr. W. E. Hammond Zoning Commissioner John D. Seyffert, Director

Office of Planning and Zoning Petition No. 81-34-A Item 238

> petition for Variance for rear yard setback South side of Kinwat Avenue, 126.56 feet West of Tibsen Avenue Petitioner - John M. Lantz, et ux

Fifteenth District

HEAPING: Thursday, August 14, 1980 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this patilion.

JDS:JGH:ab

PETITION FOR VARIANCE

15th District

Petition for Variance for rear yard setback ZONING: South side of Kinwat Avenue, 128.56 feet West of Tilsen Avenue

LOCATION: Thursday, August 14, 1980 at 9:45 A.M.

DATE & TIME: PUBLIC HEARING: Room 106, Courty Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 8 inches in lieu of the required 2.5 feet for an existing accessory structure(shed)

The Zoning Regulation to be excepted as follows:

Section 400.1 - Accessory Buildings in Residence Zones All that parcel of land in the Fifteenth District of Baltimore County

Being the property of John M. Lantz, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, August 14, 1980 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

OFFICE OF PLANNING & ZON TOWSON MARYLAND 21204 494-3353

Mr. & Mrs. John M. Lantz 933 Kinwat Avenue Baltimore, Maryland 21221

RE: Petition for Variance S/S Kinwat Ave., 128.56' W of Tibsen Avenue - Case No. 81-34-A

Dear Mr. & Mrs. Lantz:

This is to advise you that \$43.50 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

July 28, 1980

WEH:sj

BAITIMORE COUNTY

ZUNNE CON MUSICINA



WILLIAM E HAMMOND ZONING COMMISSIONER

August 25, 1980

Mr. & Mrs. John M. Lantz 933 Kinwat Avenue Baltimore, Maryland 21221

> RE: Petition for Variance S/S Kinwat Ave., 128.56' W of Tibsen Ave. - 15th Election District John M. Lantz, et ux - Petitioners NO. 81-34-A (Item No. 238)

Dear Mr. & Mrs. Lantz:

I have this date passed my Order in the above captioned matter in acco. dance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

Mr. John M. Lentz 953 Kinwat Avenue Baltimere, Maryland 21221 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Toweon, Maryland 21204 Your Petition has been received and accepted for filing this of Jane . 1980. WILLIAM E. HAMMOND Zoning Commissioner Petitioner J. hn M. Lants, et ux Petitioner's Attorney CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE ZONING: Petition for Variance for rear yard setbar!

LOCATICN: South .de of Kinwat Avenue, 128.56 feet West of Tibsen Avenue

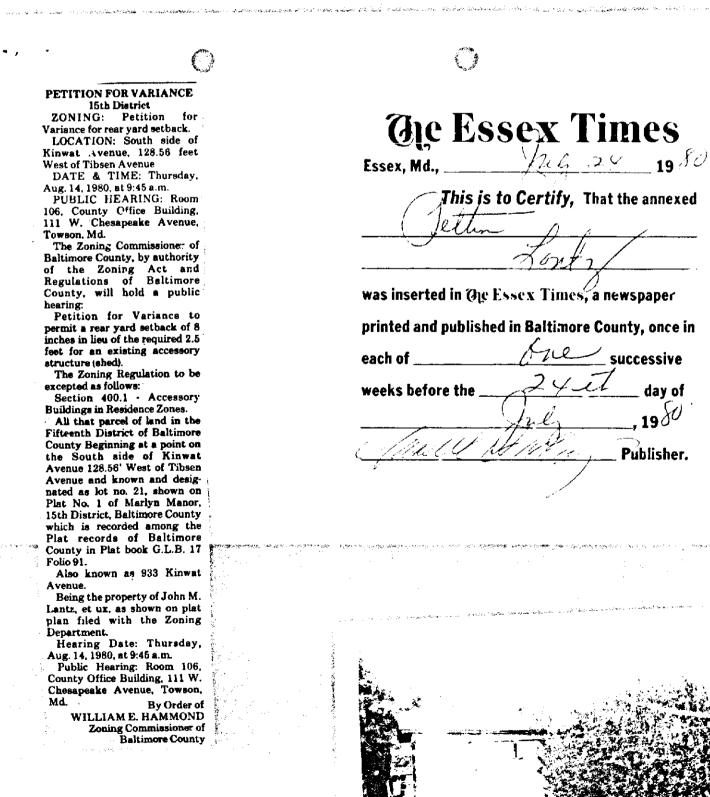
DATE & TIME: Thursday, August 14, 1990 at 9:45 A M.

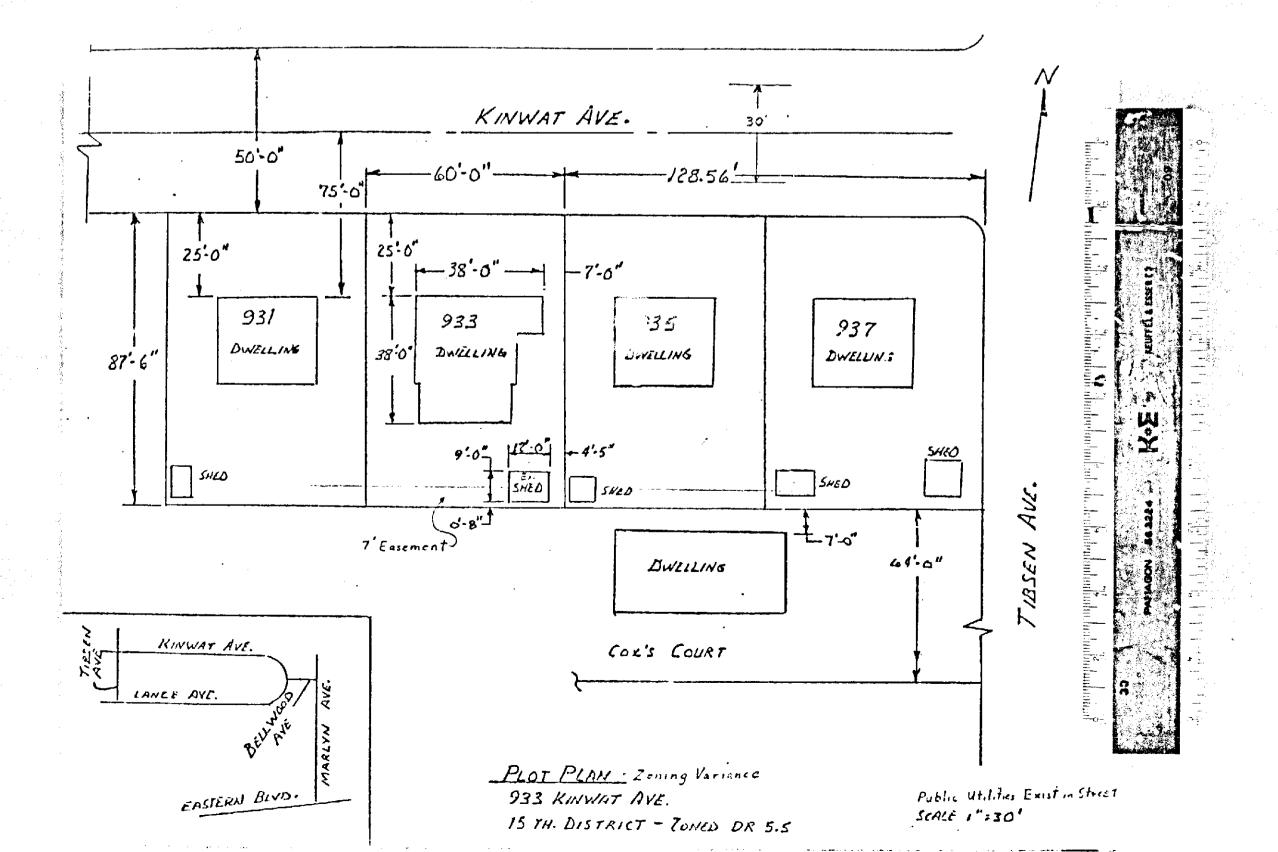
PUBLIC HEARING: Room 106, County Office Building, 111 W.

Chesapeake Avenue, Towson Maryland TOWSON, MD., July 24 1980 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Bal-timore County, will hold a public and published in Towson, Baltimore County, Md., 5000000000 of one time ______ reconstructors before the ___lith___ day of _____ August _____, 19_80, the Thest publication lieu of the required 2.5 feet for an existing accessory structure (shed)
The Zoning Regulation to be excepted as follows:
Section 400.1—Accessory Buildings in Residence Zones.
All that parcel of land in the Fifteenth D. trict of Baltimore County Beginning at a point on the South side of Kinwat Avenut 128.—56' West of Tiben Avenut and known and designated as Lot #.1, shown on Plat No. 1 of Marlyn Manor, 15th District, Baltimore County which is recorded among the Plat records of Baltimore County in Plat Book G.L.B. 17 felio 91.
Also known as 933 Kinwat Avenue. appearing on the 24th day of July Cost of Advertisement, \$_____ nue.

Being the property of John M.
Lanta, et ux, i.s shown on plat plan
filed with the Zoning Department
... ring Date: Thursday, August
11, %0 at 9:45 A.M.
Public He., ing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner Zoning Commissioner of Baltimore County

Reviewed by: ficholas B. Commodari Chairman, Zoning Plans Advisory Committee 81-34-A 80





BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

| Your Petition has been received this | 26 day of, 1900 .* |
|---------------------------------------|---|
| Filing Fee \$ | Received: Check |
| | Cash |
| | Other |
| (22,8) | Dellian ESI |
| | William E. Hammond, Zoning Commissioner |
| Petitioner // // | Submitted by leaf 2 |
| Petitioner's Attorney | Reviewed by 223 |
| *This is not to be interpreted as acc | eptance of the Petition for assignment of a |

hearing date.

| PETITION | MAPPING | | NG | PROGRESS | | | SHE | ET | | |
|---|----------|----|----------|----------|-----------|----|---------|--------|-----------|-----|
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
| | date | by | date | by | date | Ьу | date | Ьу | date | Ьу |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | *** | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: | | | | | ed Pla | • | or des | cripti | | |
| Previous case: | | | 1 | Мар# | | | | | | .No |

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